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BCL

**JOHN U.MAYER, ET AL,
GRANTOR(S)**

TO

WARRANTY DEED

**Q2 MISSISSIPPI II, LLC,
GRANTEE(S)**

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantors, **JOHN U. MAYER, GRAHAM PROPERTIES, LLC, MKT RESOURCES, LLC, MK ALLIANCE, LLC, SEAGULL VENTURES, LLC, THE REAL ESTATE MOVEMENT, and GRANDDREAMS, LLC**, do hereby sell, convey and warrant unto **Q2 MISSISSIPPI II, LLC**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

SEE ATTACHED EXHIBIT A

Said lands are subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

The Grantors herein further warrant that subject property constitutes no part of their homestead and is not subject to the homestead interests of anyone at the time of conveyance.

Possession is given upon the delivery of this deed; taxes for the year 2005 shall be prorated among the parties.

WITNESS OUR SIGNATURE(S) this the 8 day of JUNE, 2005.

John U. Mayer
JOHN U. MAYER, INDIVIDUALLY

STATE OF NEW JERSEY

COUNTY OF UNION

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, JOHN U. MAYER, who acknowledged that he signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal this 8 day of June, 2005.

Paulo J. Braga
NOTARY PUBLIC

(SEAL)

My Commission Expires:

PAULO J. BRAGA
ID # 2325558
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 2/23/2010



ADDRESS OF GRANTORS:
537 NORTH AVE EAST
WESTFIELD, NJ 07090

Home: N/A

Work: 908-447-1100

WITNESS OUR SIGNATURE(S) this the 8 day of JUNE,
2005.

MKT RESOURCES, LLC

John U. Mayer, Mgr MKT Resources LLC
BY: JOHN U. MAYER, MEMBER

STATE OF ~~MISSISSIPPI~~ New Jersey
COUNTY OF ~~DESOTO~~ UNION

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named JOHN U. MAYER, who acknowledged to me that he/she/they is/are the MEMBER(S) of the limited liability company known as MKT RESOURCES, LLC, and that for and on behalf of said limited liability company and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she/they having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 8 day of
June, 2005.

Paulo J. Braga
NOTARY PUBLIC

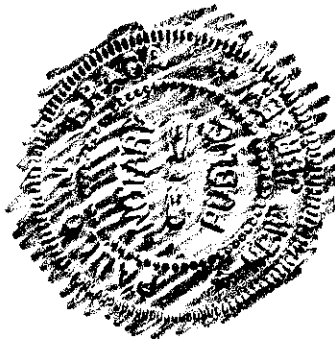
(SEAL)

My Commission Expires:

PAULO J. BRAGA
ID # 2325558
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 2/23/2010

ADDRESS OF GRANTORS:
537 NORTH AVE EAST
WESTFIELD, NJ 07090

Home: N/A
Work: 908-447-1100



WITNESS OUR SIGNATURE(S) this the 8 day of JUNE, 2005.

MK ALLIANCE, LLC

John U. Mayer, Mgr MK Alliance LLC
BY: JOHN U. MAYER, MEMBER

STATE OF New Jersey

COUNTY OF Union

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named JOHN U. MAYER, who acknowledged to me that he/she/they is/are the MEMBER(S) of the limited liability company known as MK ALLIANCE, LLC, and that for and on behalf of said limited liability company and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she/they having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 8 day of June, 2005.

Paulo J. Braga
NOTARY PUBLIC

(SEAL)

My Commission Expires:

PAULO J. BRAGA
ID # 2325668
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 2/23/2010

ADDRESS OF GRANTORS:
537 NORTH AVE EAST
WESTFIELD, NJ 07090

Home: N/A
Work: 908-447-1100



WITNESS OUR SIGNATURE(S) this the 8 day of June, 2005.

GRAHAM PROPERTIES, LLC

BY: *Dale Morrow*
DALE MORROW, MANAGER

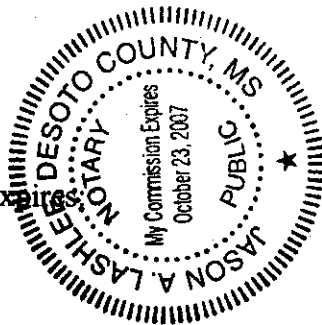
STATE OF MISSISSIPPI
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named DALE MORROW, who acknowledged to me that he/she/they is/are the MANAGER of the limited liability company known as GRAHAM PROPERTIES, LLC, and that for and on behalf of said limited liability company and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she/they having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 8th day of June, 2005.

(SEAL)

My Commission Expires



Jason A. Lashlee
NOTARY PUBLIC

ADDRESS OF GRANTORS:

P.O. Box 236
Horn Lake, MS 38637

Home: N/A
Work: 662-671-0415

WITNESS OUR SIGNATURE(S) this the 9th day of June, 2005.

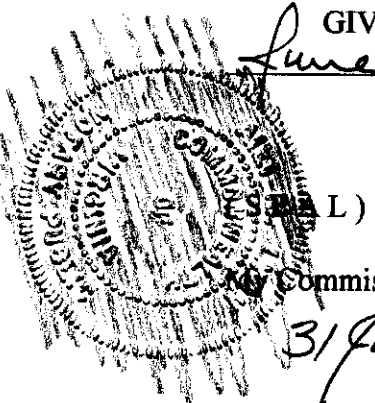
SEAGULL VENTURES, LLC

William Brooks
BY: WILLIAM BROOKS, MEMBER

STATE OF VA
COUNTY OF Prince William

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named WILLIAM BROOKS, who acknowledged to me that he/she/they is/are the MEMBER(S) of the limited liability company known as SEAGULL VENTURES, LLC, and that for and on behalf of said limited liability company and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she/they having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 9th day of June, 2005.



[Signature]
NOTARY PUBLIC

Notary Public in the Commonwealth of Virginia. My Commission Expires January 31, 2008. JILL M. LARSEN

Commission Expires: 31 January 2008

ADDRESS OF GRANTORS:
12405 LOCUST GROVE RD.
RICHMOND, VA 23238

Home: N/A
Work: 804-270-0852

WITNESS OUR SIGNATURE(S) this the 1st day of September, 2005.

THE REAL ESTATE MOVEMENT

Jonathan Morrow
BY: JONATHON MORROW, PRESIDENT

STATE OF North Carolina

COUNTY OF Mecklenburg

PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named JONATHON MORROW, who acknowledged to me that he/she is the PRESIDENT of the corporation known as THE REAL ESTATE MOVEMENT, and that for and on behalf of said corporation and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 1 day of September, 2005.

Denetrius E. Meaders
NOTARY PUBLIC

(SEAL)

My Commission Expires: 6-1-2009



ADDRESS OF GRANTORS:
309 EAST MOREHEAD ST.
CHARLOTTE, NC 28202

Home: N/A
Work: 662-671-0414

WITNESS OUR SIGNATURE(S) this the 10th day of June, 2005.

GRANDDREAMS, LLC

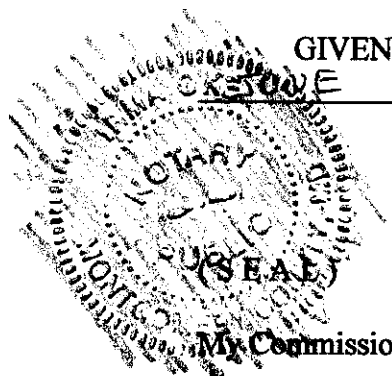
Patricia Matthews, President
BY: PATRICIA MATTHEWS

STATE OF MARYLAND

COUNTY OF MONTGOMERY

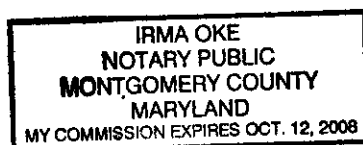
PERSONALLY appeared before me, the undersigned authority of law in and for this jurisdiction, the within named PATRICIA MATTHEWS, who acknowledged to me that he/she/they is/are the MEMBER(S) of the limited liability company known as GRANDDREAMS, LLC, and that for and on behalf of said limited liability company and as its act and deed he/she signed and delivered the foregoing instrument of writing on the day and year therein mentioned, he/she/they having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 10th day of June, 2005.



[Signature]
NOTARY PUBLIC

My Commission Expires:



ADDRESS OF GRANTORS:
2217-D MATTHEWS TOWNSHIP PKWY
#238
MATTHEWS, NC 38105
Home: N/A
Work: 562-884-5887

ADDRESS OF GRANTEEES:
18629 S.W. 107th AVENUE
MIAMI, FL 33157
Home: N/A
Work: ~~562-884-5887~~
305-898-2175

PREPARED BY AND RETURN TO:
FIRST NATIONAL FINANCIAL TITLE SERVICES, INC.
JAMES R. CARR, ATTORNEY
6880 COBBLESTONE BLVD., SUITE 2
SOUTHAVEN, MS 38672
(662) 892-6536

FILE # S12675

Exhibit "A"

Legal Description to Warranty Deed

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 9 WEST, DESOTO COUNTY, MISSISSIPPI; THENCE NORTH 89°49'47" WEST ALONG THE SOUTH LINE OF SECTION 26 A DISTNACE OF 1310.27 FEET TO A POINT; THENCE NORTH 00°59'46" WEST A DISTANCE OF 82.61 FEET TO AN ½" IRON PIN SET ON THE PRESENT MDOT RIGHT-OF-WAY, SAID POINT BEING THE TRUE POINT OF BEGINING OF THIS 2.57 ACRE± TRACT; THENCE NORTH 89°55'34" WEST ALONG THE PRESENT MDOT RIGHT-OF-WAY A DISTANCE OF 417.41 FEET TO AN ½" IRON PIN SET; THENCE NORTH 00°59'46" WEST ALONG THE EAST LINE OF THE SULLIVAN TRACT A DISTANCE OF 268.31 FEET TO AN ½" IRON PIN SET; THENCE SOUTH 89°59'46" EAST ALONG THE SOUTH LINE OF THE SULLIVAN TRACT A DISTANCE OF 417.40 FEET TO AN IRON PIN FOUND; THENCE SOUTH 00°59'46" EAST ALONG THE WEST LINE OF THE SULLIVAN TRACT A DISTANCE OF 268.82 FEET TO THE POINT OF BEGINNING PER SURVEY BY JONES-DAVIS & ASSOCIATES, INC. DATED 4/4/05. SAID TRACT IS SUBJECT TO RIGHTS-OF-WAY AND EASEMENTS FOR PUBLIC ROADS AND FOR PUBLIC UTILITIES; TO APPLICABLE BUILDING, ZONING, SUBDIVISION AND HEALTH DEPARTMENT REGULATIONS AND LIMITATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

MEANING TO DESCRIBE THE SAME PROPERTY CONVEYED TO JOHN U. MAYER BY WARRANTY DEED FROM JOHN M. PIRTLE AND MARGARITE C. PIRTLE DATED NOVEMBER 17, 2004, RECORDED NOVEMBER 18, 2004 IN BOOK 487, PAGE 67, CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI. SUBSEQUENTLY CONVEYED TO JOHN U. MAYER, ET AL BY QUITCLAIM DEED FROM JOHN U. MAYER DATED JANUARY 3, 2005, RECORDED JANUARY 5, 2005, IN BOOK 490, PAGE 143, CHANCERY CLERK'S OFFICE OF DESOTO COUNTY, MISSISSIPPI.

Parcel# 1097-2600.0-00003.00
File # S12675

Indexing Instructions: Part of the Southeast Quarter of section 26,
Township 1 South, Range 9 West, DeSoto County, Mississippi.